



**Holly Tree House, High Road, Wisbech St. Mary, Wisbech, PE13
4RA**

Welcome to

Holly Tree House High Road, Wisbech St. Mary Wisbech

This modern detached spacious family home has a lot to offer. With 5 bedrooms, spacious Lounge and Kitchen / Diner, this is one not to be missed and has room for the family!! A perfect village location within walking distance to the local shop, primary school, bus stop, pub, post office and community centre and within easy access into Wisbech and onto the A47. Benefiting from double glazing, oil central heating and treatment plant. Accommodation comprising of: Large Entrance Hall, Spacious Kitchen / Diner, Utility Room, 19" Lounge, study and downstairs WC to complete the ground floor. To the first floor you will find 5 Bedrooms of which 4 benefit from having built-in wardrobes, En-Suite shower room to Bedroom One and Family Bathroom which includes shower and roll top bath. Ample loft space with 3 velux windows - potential for additional living space if required (subject to relevant planning permission). Outside of the property gated access to ample off-road parking, garage and good size rear garden area. Viewings Highly Recommended!!!





Ground Floor



First Floor

Entrance Hall

Lounge

19' 7" x 16' 4" (5.97m x 4.98m)

Kitchen / Diner

23' 3" x 13' 5" (7.09m x 4.09m)

Utility Room

7' 4" x 6' 5" (2.24m x 1.96m)

Study

11' 3" x 10' 2" (3.43m x 3.10m)

First Floor Landing

Bedroom One

19' 7" x 14' (5.97m x 4.27m)

En-Suite

9' 6" x 7' 6" (2.90m x 2.29m)

Bedroom Two

15' 8" x 13' 8" (4.78m x 4.17m)

Bedroom Three

15' 7" x 12' 9" (4.75m x 3.89m)

Bedroom Four

13' 5" x 12' 9" (4.09m x 3.89m)

Bedroom Five

10' 2" x 7' 4" (3.10m x 2.24m)

Family Bathroom

13' 5" x 9' 8" (4.09m x 2.95m)

Outside

Garage

15' 2" x 8' 2" (4.62m x 2.49m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Holly Tree House High Road, Wisbech St. Mary Wisbech

- Spacious Modern Detached House
- 5 Bedrooms
- En-Suite to Bedroom One
- Large Kitchen / Diner
- Spacious Lounge with Open Fire

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£435,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126669



Property Ref:
WSB126669 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk